



TO LET

42 & 44 Shandwick Place
Edinburgh EH2 4RT

- Prime city centre opportunity
- Individually or as combined unit
- 2,142 - 8,233 sq ft
- Next to Boots, Starbucks, Sainsbury's

Location

Edinburgh is Scotland's capital and administrative centre, with an expanding resident population of approximately 495,000 people and a primary catchment population of 1.5 million. The city holds an estimated 2,090,000 sq ft of retail floor space which is primarily concentrated on Princes Street and George Street.

Shandwick Place is a continuation of Princes Street in a westerly direction to Haymarket Train Station. The busy thoroughfare has benefitted from the new tram system with the "West End" tram halt located next to the subject properties.

The subjects are located within close proximity to the proposed Johnnie Walker whisky experience development, which is part of a £185 million investment.

The street has a high level of pedestrian activity which services a large number of nearby occupiers including **Boots, Savers, Starbucks, Pret A Manger, Sainsbury's** and **Holland & Barratt**.

Description

The units are located on the superior northern side of Shandwick Place approximately 100 metres from the West End of Princes Street. The premises benefit from prominent frontages and comprise ground floor sales area with staff and storage facilities located at basement level. The units are available separately or as one large single unit subject to reconfiguration.

Accommodation - Individual

No 42 - Ground Floor	2,932 sq ft	(272.4 sq m)
No 42 - Basement	3,159 sq ft	(293.5 sq m)
No 44 - Ground Floor	1,170 sq ft	(108.8 sq m)
No 44 - Basement	972 sq ft	(90.3 sq m)

Accommodation - Combined

Ground Floor	4,102 sq ft	(381.1 sq m)
Basement	4,131 sq ft	(383.8 sq m)

Planning

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1 restricted consent and can therefore be used for retail use. Interested parties are advised to speak directly to the Local Planning Authority.

Lease

The subjects are available on the basis of a new full repairing and insuring leases, subject to 5 yearly rent reviews.

Rent

42 Shandwick Place - Offers of **£85,000** per annum exclusive are invited
44 Shandwick Place - Offers of **£35,000** per annum exclusive are invited

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1st April 2017 is as follows:

42 Shandwick Place - **£83,700**

44 Shandwick Place - **£32,900**

(Each new occupier has the right to appeal against this figure).

Based on a rate poundage of 49p, (plus large property supplement of 2.6p) the rateable value will result in estimated rates liabilities in financial year 2019/20 of:

42 Shandwick Place - **£43,189**

44 Shandwick Place - **£16,976**

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CHARTERED SURVEYORS

42 & 44 Shandwick Place, Edinburgh EH2 4RT

Energy Performance Certificate

EPC Rating = D

Date of Entry

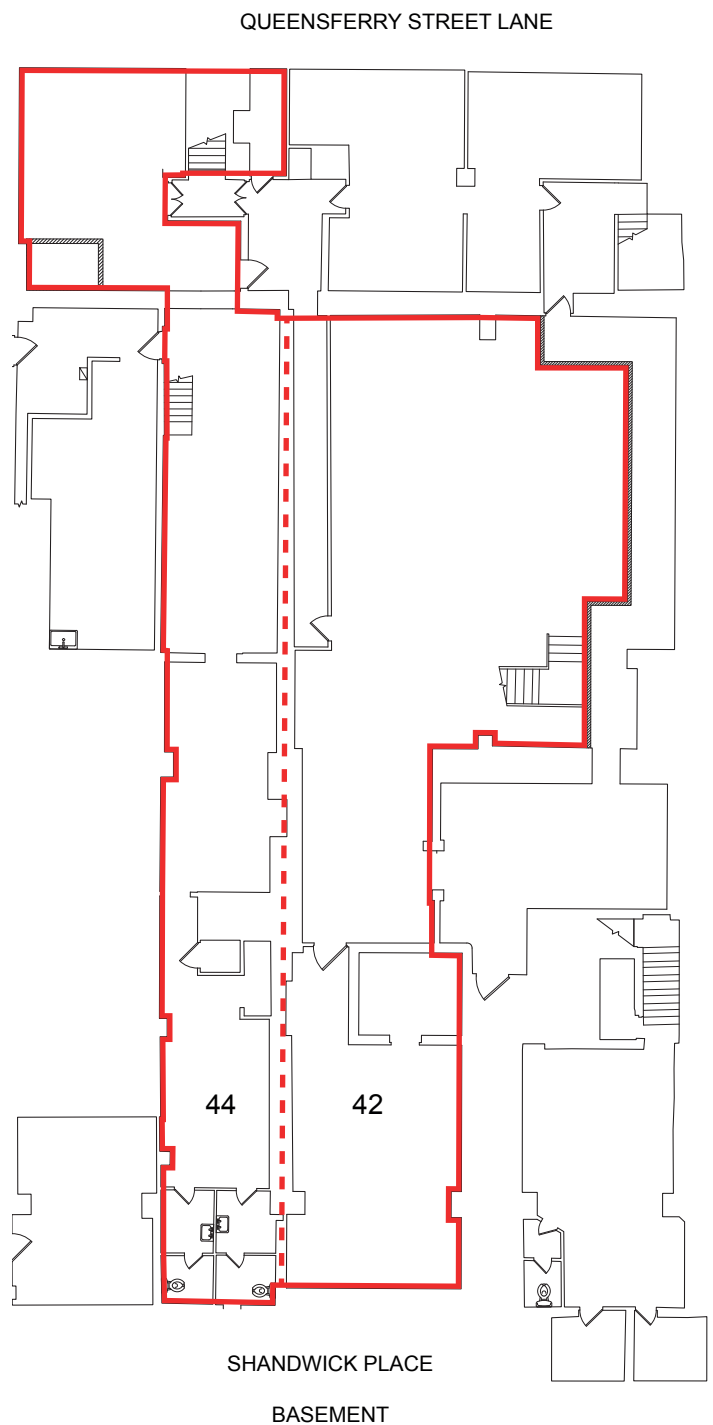
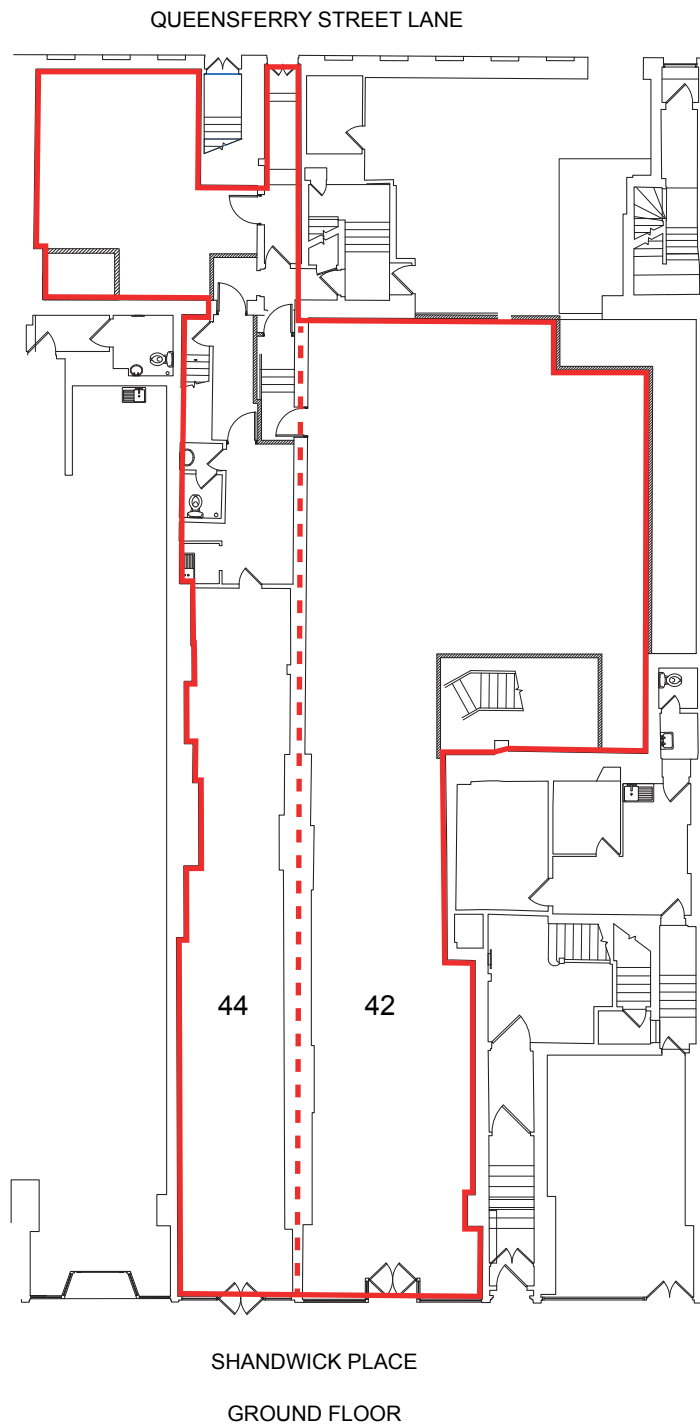
By arrangement.

Legal Costs

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Viewing

All viewings are strictly by prior arrangement with EYCO on 0131 226 2641.



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CHARTERED SURVEYORS

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Get in touch



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